

**EVRPOA 3rd Annual Meeting 07/25/09 Minutes (Approved 07/17/10)**

Third annual meeting of Elk Valley Ranch Property Owners Association Board of Directors held 07/25/09 at The Holiday Inn Express, 151 W. Deuce of Clubs, Show Low, AZ 85901.

**Board Members:**

Present: Linda Mattern, Joe Hindman, James V. Smith

Quorum present: Yes

Others Present: Numerous property owners of Elk Valley Ranch.

**Proceedings:**

Pre-Meeting @ 9:00AM between Board Members Linda Mattern, Joe Hindman and Jim Smith.

1. The Board discussed foreclosing on Lot #43 for non-payment of dues.
2. The Board discussed using ABC gravel to finish road, 10' wide, watered and rolled.
3. The Board discussed to explore credit card payments for Association dues @\$180.00, with a \$20.00 cash discount if paid by cash or check before March 1.

**Meeting called to order at 9:35 AM by Linda.**

**Old Business:**

1. Minutes from 07/19/08 Board of Directors meeting were approved by ballot from EVRPOA property owners; approval noted.
2. Linda read Proof of Notice of Annual Meeting
3. Joe reported he performed a complete road survey in the fall of 2008 and the details of that survey, complete with many pictures. He explained the map of the area provided by Apache County. He gave a detailed explanation of all road repairs performed to date and the planned repairs for 2009-2010, referencing qualified repair contractor John Hetzel, who performed said repairs, and contracted for the remaining scheduled repairs.
4. Joe explained to all in attendance to notify the county regarding 911 info, which is free, thereby forcing the county to number the roads.
5. Joe instructed all property owners to know alternate routes to their property, and to mark their property pins, specifically those in or near the road, as grading tends to bury them.
6. Jim explained financial situation to all in attendance; EVRPOA, as of June 30, 2009, had \$106,616.00 in cash and equivalents, and were owed \$32,668.00 in past-due accounts. Also, EVRPOA had spent \$11,470.00 on road repairs (to date) and had scheduled another \$25,000.00 to \$30,000.00 in repairs upcoming. Administration expenses for 2009, to date, were \$4,100.00.
7. Linda explained that Association dues delinquencies (received on or after March 1) would be \$25.00, no exceptions. If a lien is filed on the property, there is a \$30.00 fee to the Association, and if the property forecloses, the Association loses the \$30.00. As such, the property owner is charged \$200.00 by the

Association (which includes filing and legal fees charged to the Association).

8. Linda also explained that the Association was not pursuing lawsuits at this time, as this was seen as “good money after bad.” She also explained the cost vs. benefit of these lawsuits including the legal fees associated with filing the lawsuits.

9. Approved EVRPOA Financial Report for June, 2009

**New Business:**

1. All members in attendance voted for the nominees for the Board, and those votes and all mail-in votes were tabulated. The results were unanimous (44 lots represented, with all 44 yes) for the following Board members:

Linda Mattern

James V. Smith

Joe Hindman

2. The Board proposed new Association dues, including the acceptance of credit cards to pay Association dues. The new Association dues, commencing January 1, 2010, will be \$180.00 per lot, with a \$20.00 discount if paid, by cash or check, before March 1. Platinum Management will accept credit card payments at the revised rate.

3. Joe explained that wood poaching has become a big problem, especially in Unit 2 and Unit 3. The poachers are taking green wood, cutting down live trees, as the down and dead wood is too hard to cut. He instructed all owners to post “No Trespassing” signs, and to fence off their property to protect against illegal poaching. Joe contacted the Apache County Sheriff’s Office about this problem, but they will NOT enforce the law in our area. Joe will contact them again to try to get them involved, but doesn’t think they will.

4. An owner brought up the issue of installing gates at all entrances to Elk Valley Ranch, including coded gates, but due to expense and electricity issues, it was decided that this was not an option.

5. Property owner Bonnie brought up the issue of the company Enhanced Oil Resources and the use of our roads and the degradation thereof. It was noted by many in attendance that there has been little to no activity, and the general consensus was that Enhanced Oil has left the area. The Board noted that a follow-up on their activities should be performed.

6. A question of ‘mineral rights’ was presented regarding petrified wood, and it was noted that petrified wood was indeed included as a “mineral right.”

7. Joe was asked what vendors/contractors were available, and he replied Beaman for well drilling, Value Solar for solar installation, and J&H Excavating for septic. It was also suggested that a “Recommended Vendors” area be placed on the EVRPOA website, and this suggestion was taken under advisement by the Board.

8. A question was brought up by some property owners regarding the desire to have Salt Lake Road paved, and the general consensus from those in attendance was they did not want the road paved, at this time, due to increased traffic to the area. This would be an Apache County issue anyway.

9. It was discussed and agreed that the 2010 Annual Meeting would again be held in Show Low, AZ. This

will be posted on the website in early March, 2010, once reservations have been made.

Meeting adjourned at 11:35 AM by Linda, Joe seconded.

Minutes prepared and submitted by: Secretary/Treasurer, James V. Smith

#### **ADDENDUM**

A subsequent meeting of the Board of Directors was conducted on July 25, 2009. The meeting was called to order at 12:15PM by Linda.

**1.** The following were nominated by EVRPOA Board Members to serve as Officers of the Corporation:

Joe Hindman was nominated for Vice President by James V. Smith, seconded by Linda Mattern.

Linda Mattern was nominated for President by James V. Smith, seconded by Joe Hindman.

James V. Smith was nominated for Secretary/Treasurer by Joe Hindman, seconded by Linda Mattern.

**2.** It was agreed to foreclose on the Betts property, Lot 43, for non-payment of Association dues. Linda motioned, Joe seconded.

**3.** It was agreed to accept credit cards for dues payments, and raise the yearly Association dues to \$180.00 per lot, with a \$20.00 discount for payment, by cash or check, received on or before March 1, and this will be arranged with Platinum Management. Linda motioned, Jim seconded.

**4.** It was noted that Eric Parker (Lots 25, 26, 27) and Donald Heard (Lot 24) were interested in becoming Board members, or assisting the Board. This was taken under advisement.

Meeting adjourned at 12:35PM by Linda, Jim seconded.

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When contacting members of the Board, please put "Elk Valley Ranch" or "EVRPOA" in the subject line.